

Minutes of Meeting of Lakewood Villages Lake Lot Owners Association, Inc.

The meeting of the directors of the Lakewood Villages Lake Lot Owners Association, Inc. was called to order at 10:40 a.m. on the 24th day of June, 2007 at 2201 Thurston Circle, Suite 7, Bellevue, NE. Present were the following directors/officers: Dave Foxall (President), Mike Pickette (Vice President), Roxanne Hardebeck Joe Stangl, Steve Broniecki, Kurt Ubbelohde, , , Wes Smith, Chris Warner, Linda Foxall (Treasurer) and Kerry Ludwick (Secretary). There were 6 other general members present.

Secretary's report of April 29, 2007 was approved as published via email and web. A motion to approve the report was made by Dave Foxall with a second by Mike Pickette.

Treasurer's report was presented by Linda Foxall, Treasurer reflecting a June 24, 2007 balance of \$33,206.49 (\$15,000 CDs and \$18,206.49 Cash). The following expenses have been paid since the April 29, 2007 meeting: Farmer's National for water testing and Web hosting. Linda also said there are 7 members who have not yet paid dues. Also, insurance dues are coming up which are approximately \$1800. A motion to approve the report was made by Dave Foxall with a second by Mike Pickette.

Old Business:

Finance Committee: Dave reminded everyone that there is an upcoming audit.

Rules Committee: Dave said that Jodi Porter and Tyler Bowley have moved. Since Jodi has moved, it is important that any new homeowner receive a copy of the rules book that she had put together. Dave suggested that not only do we need some people to work on the rules committee, but we need a Chairperson. Roxanne Hardebeck and Darline Hoy offered to Co-Chair the committee. Fred Grasso also offered to help with the committee. Mike Pickette suggested that everyone review the current rules book and bring any ideas about changes to be made to the next meeting. He also reminded everyone that a copy is posted on the website.

A & E Committee: The sea wall problems were discussed at length. Bill Morrison from N.P. Dodge gave a brief history of the walls. According to Bill, Bellevue wanted the lake to have private ownership. The seawall was initially done to provide lot line boundaries. The engineers design was complied with. At the time, there were to be no stairways or docks constructed along seawalls. Sand beaches were okay across from seawalls on the East side, but no structures were to be allowed. When the water pressure began to build up near lots 156-157, seepage points were constructed. Part of the seawall was rebuilt. When the silt was taken out, dirt didn't get where it needed to be. It was determined that the underground water levels weren't a problem. The contractor straightened the seawall back up and achieved stability. Drain tiles were also put in. There were some additional silting problems in upper lake which were most likely caused by drainage from farmland and new construction. A contractor dredged and took the silt out and restored to correct

depth. On the south side, due to the trees at the water's edge, no seawall was done, just a shoreline easement.

Mike Pickette asked what would happen if the SID was annexed. Dave Foxall explained that it would have no effect since it is private property. He added that the association controls the lake and the lake owners control decisions. Others can use it, but Lake Owners have control. If owned by the SID, it would be public property and the public would have access.

Joe Stangl asked what the original seawall depth was, 8 or 5 feet. Bill said that both 5 and 7ft were looked at. 5 foot walls were selected. The seawalls were placed primarily for boundary definition and there was no environmental reason to have them. Dave asked Bill if the walls could be taken out. Bill said he saw no reason why not.

Fred Grasso asked Bill Morrison if NP Dodge cut cost and reduced the recommended height. Bill said that was a rumor. After all questions had been answered, Dave thanked Bill for attending and all of his help with this matter.

Dave explained that dredging the lake should not be necessary for about the next three years. The depth is good. Right now the seawall appears to be the biggest issue. The association isn't doing anything to cause the collapse of the walls, so a decision needs to be made on how to address the issue.

Steve Broniecki motioned the board meet in the next 30 days in a private session to get a plan together to present at the next homeowner meeting regarding the seawalls. Joe Stangl seconded the motion.

Joe Stangl made a motion to approve expenditures for 3 docks for lots 184, 185, and 187 with enough steps to be safe and structurally sound; contingent upon receiving homeowners plans laid out and signed. Mike Pickette seconded the motion.

Chris Warner discussed the outlot between lots 155 and 156. Bids were received for the cost of grading/sodding as well as hydroseeding. Fred Grasso said that he and Don Kelly had went ahead and had the lot graded. They paid for it themselves. Fred asked the association to pay half the sod cost and they want to move quickly on this. Dave Foxall explained that there are other issues involved such as what would happen if they moved and what if the sod dies. Chris Warner made a motion that the board pays for half of the cost of sodding and grading outlot 2B, that Sod Specialties will be used if available and that Don and Fred will water the sod, keep it from slipping and stake if needed. Any new owners would be told of their responsibility. Steve seconded the motion.

Other Old Business:

Dave gave an update on the Doolittle law suit.

Kurt Ubbelohde asked about the dead tree in the upper lake and what the intent is to do about it. Dave Foxall and Steve Broniecki said that it can probably be dragged to Outlot 3.

New Business:

Kurt Ubbelohde asked about getting additional signs to warn people to stay off of the dam. There have been kids playing on some dangerous areas lately. Dave Foxall said he will check because he may have some additional ones since he had them made originally. Someone also suggested the Rules Committee put something in writing about the association's liability if an accident were to occur on the dam.

There is a position available on the board since Tyler Bowley has moved. Dave mentioned Kathy Welch. Mark Waddington was also asked if he would consider becoming a board member and he said he would.

Joe Stangl said he has seen the beaver again. In the future, traps will probably have to be set.

Dave Foxall motioned to adjourn and Chris Warner seconded. Meeting adjourned at 12:45 p.m. The next meeting will be July 29th at 2001 Thurston Circle: Suite 7, Bellevue, Nebraska.

Respectfully submitted,
Kerry Ludwick
Secretary